

**City of Eau Claire  
Plan Commission Minutes  
Meeting of April 18, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Radabaugh, Seymour, Weld  
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Petrie, Johnathan

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1534-13 Amd) – Keystone Crossing Development – Amendment  
and  
SITE PLAN (SP-1330 Amd) – Minor site plan changes**

Mr. Tufte presented a request to amend the general development plan for the Keystone Crossing Development located on the north side of Keystone Crossing to allow additional dwelling units for the project with some other minor site plan changes. The increase in the number of dwelling units at the site requires the amendment by zoning code standards. The 11 additional units results in seven fewer bedrooms in the mixed-use building. The parking lot, approach, and driveway to the underground parking on the east side of the building have been modified. The other site plan change is the four-story office building will instead be a three-story office building with a penthouse. As a result, the total required parking count was reduced by one space.

Applicant, Patrick Hull, 3320 Davis Drive, spoke in favor of the project.

Ms. Mitchell moved to recommend approval with the conditions noted in the staff report. Ms. Ebert seconded and the motion carried.

2. **CONDITIONAL USE (CZ-1605) – 4-story building within the 200 block of Water Street, two drive-up facilities and three off-street parking lots along Chippewa Street  
and  
SITE PLAN (SP-1608) – 4-story Mixed-Use Building**

Mr. Tufte presented a request to allow for a four-story building in the Water Street Commercial District with two drive-up facilities and for property located on the south side of Chippewa Street to allow three parking lots and to approve the site plan for the project. The project includes a four-story mixed-use building on Water Street with 23,390 square feet of ground floor commercial and 87 dwelling units. The ground floor includes a grocery store, a bank, an insurance office and another office. The parking for the building is provided with 51 underground stalls and 146 at-grade stalls. The Commission received four letters about the proposed development.

The elevations show the structure having a full masonry façade with the front sections noted as having different façade corbel and brick color. The site plan notes bicycle parking in the underground parking and along Water Street. The loading dock for the grocery results in blocking vehicle traffic in the parking lot. This should work if deliveries are before business hours.

Applicant, John Mogensen, 617 3<sup>rd</sup> Avenue, spoke in support of the project. He noted that his tenants are issued a parking permit for their vehicle and this has worked well in the past.

Helene Smiar, 320 Broadway Street, Randall Park Neighborhood President, spoke in support of the project and did provide a letter to the Commission prior to the meeting. She noted that the building design is a more historic look with a variety of brick design but would like to see more architectural features.

Mr. Seymour moved to approve the conditional use permit and site plan with the conditions noted in the staff report and for a four-stall reduction in the required parking. Ms. Mitchell seconded and the motion carried.

3. **FINAL PLAT (P-3-15) – The Estates at Highview**

Mr. Tufte presented a request to approve a final plat for The Estates at Highview located on the east end of High View Drive, west of Old Wells Road. This plat creates 20 single-family lots and is consistent with the preliminary plat. The development agreement for the street and utilities will be on the next City Council agenda.

Applicant, Craig Wurzer, 1750 Highway 53, Chippewa Falls, was in attendance.

Mr. Pederson moved to recommend approval with the conditions noted in the staff report. Mr. Radabaugh seconded and the motion carried.

4. **ACQUISITION – 2206 1<sup>st</sup> Street**

Mr. Johnathan presented a request for site approval of a single-family home to be purchased using the Housing Authority's Homeownership Program funds. He noted the property will be sold to an income eligible household. The property had an original listing price of \$87,900. The Housing Authority will purchase the property for \$84,900. The home consists of two bedrooms and is in very good condition. This request will go to the Housing Authority Board on April 27 for the purchase approval.

No one in the attendance spoke about this agenda item.

Mr. Brenholt moved to approve the site approval for the house located at 2206 1<sup>st</sup> Street. Ms. Ebert seconded and the motion carried.

5. **SITE PLAN (SP-1614) – McDonald's Rebuild, 2702 Craig Road**

Mr. Tufte presented a request to approve a site plan for a rebuild to the McDonald's restaurant and parking lot located at 2702 Craig Road. The new restaurant is 6,521 square foot with 134 seats. The proposal shows 77 parking stalls. The redesign of the drive-up into two ordering lanes forming into one lane is shown on the site plan with ample stacking spaces. The existing curb cuts and pole sign are to remain. The wall signs are limited to two per road frontage and are subject to a sign permit.

Applicant, Thomas Jacobs with McDonald's, spoke in support of the project and noted to be in favor of removing the existing island in the curb cut for the delivery trucks.

Mr. Granlund moved to approve the site plan subject to the conditions of the staff report.  
Mr. Radabaugh seconded and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Cell Tower Ordinance

Mr. Tufte explained that at a previous meeting, the Commission requested staff to draft amendments to the code and update to reflect changes in state law which have pre-empted the local standards for cell towers. He noted the changes to the existing ordinance. The Commission had a short discussion of the changes and recommend moving for public hearing.

B. Neighborhood Revitalization Task Force

The fourth meeting was held on April 14 with 34 people showing up. The group held a discussion about the appropriate programs needed for the city and then voted on the results. The final task force meeting will be held on May 12.

C. Code Compliance Items  
None.

D. Future Agenda Items  
None.

E. Additions or Corrections to Minutes  
None.

7. **MINUTES**

The minutes of the meeting of April 4, 2016 were approved.



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Jamie Radabaugh, Secretary